

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 Dandallo Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,276,500

Property Type House

Suburb Eltham

Period - From 01/10/2025

to 31/12/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Tadema Cr ELTHAM 3095	\$1,270,000	30/01/2026
2	6 Dandallo Dr ELTHAM 3095	\$1,200,000	05/12/2025
3	19 Dandallo Dr ELTHAM 3095	\$1,300,000	20/11/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/02/2026 11:44

Thi Nguyen  
8841 4888  
0423 027 036  
thinguyen@jelliscraig.com.au



4 3 3

**Property Type:** House  
**Land Size:** 846 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2025: \$1,276,500

## Comparable Properties



**6 Tadema Cr ELTHAM 3095 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** House (Res)  
**Land Size:** 918 sqm approx



**6 Dandallo Dr ELTHAM 3095 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House  
**Land Size:** 895 sqm approx



**19 Dandallo Dr ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** House  
**Land Size:** 801 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888